

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	95.86 %	98.18 %	10	96.48 %	48	46	
% of Funds Disbursed	83.35 %	92.80 %	12	89.00 %	16	20	
Leveraging Ratio for Rental Activities	5.17	3.15	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	56.38 %	93.90 %	11	83.25 %	6	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.15 %	83.55 %	5	70.99 %	81	81	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	83.57 %	12	81.75 %	17	20	
% of 0-30% AMI Renters to All Renters***	22.86 %	47.56 %	12	45.84 %	10	12	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	99.46 %	8	96.12 %	55	54	
Overall Ranking:			In State: 11 / 12		Nationally: 27 31		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,546		\$27,889	420 Units	49.00 %	
Homebuyer Unit	\$8,710	\$15,203		\$15,632	364 Units	42.50 %	
Homeowner-Rehab Unit	\$33,050	\$15,487		\$21,037	73 Units	8.50 %	
TBRA Unit	\$0	\$2,105		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$71,789	\$73,208	\$37,592
\$66,084	\$76,557	\$19,666
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.7	1.9	2.7	0.0
Black/African American:	98.3	95.3	87.7	0.0
Asian:	0.0	0.0	1.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.7	1.4	8.2	0.0
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HOUSEHOLD SIZE:

1 Person:	30.4	14.6	37.0	0.0
2 Persons:	25.4	24.2	20.5	0.0
3 Persons:	24.2	25.3	8.2	0.0
4 Persons:	12.0	20.9	12.3	0.0
5 Persons:	5.5	9.1	12.3	0.0
6 Persons:	2.4	3.3	5.5	0.0
7 Persons:	0.2	2.2	2.7	0.0
8 or more Persons:	0.0	0.3	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.7	14.3	23.3	0.0
Elderly:	5.5	0.8	26.0	0.0
Related/Single Parent:	45.9	55.2	27.4	0.0
Related/Two Parent:	9.1	20.6	12.3	0.0
Other:	4.8	8.8	11.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.8	0.5 [#]
HOME TBRA:	0.2	
Other:	14.4	
No Assistance:	75.6	

of Section 504 Compliant Units / Completed Units Since 2001 20

* The State average includes all local and the State PJs within that state

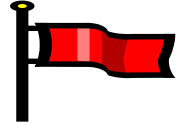
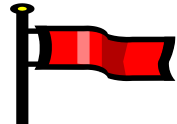
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 27
 (Percentile)
 State Rank: 11 / 12 PJs Overall Rank: 31
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	56.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	88.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	3.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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